

Feldmark, Jessica

From: Siddiqui, Jahantab
Sent: Wednesday, June 21, 2017 12:45 PM
To: Ball, Calvin B; Weinstein, Jon; Fox, Greg; Sigaty, Mary Kay; Terrasa, Jen
Cc: Wilson, B Diane; Sager, Jennifer; Feldmark, Jessica; Pruiam, Kimberly; Knight, Karen; Smith, Gary; McLeod, Kate; Clay, Mary; 'Nina Basu'; 'Janet Evans'; david.tohn@bts-s2.com; Earl Armiger (earl@orcharddevelopment.com) (earl@orcharddevelopment.com); 'Scott Armiger'; Gowan, Amy; Lazdins, Valdis; Kuc, Gary; Parker, Norman
Subject: RE: Long Reach Village Center redevelopment
Attachments: PurchaseandSaleAgreement.pdf

Councilmembers,

Thank you for giving our team an opportunity to provide an overview of the process as well as the details of the redevelopment plans for the Long Reach Village Center. We appreciate your engagement and your questions.

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As I've noted in earlier emails, DPZ staff, members of the RFP committee and the development team are available to meet with you individually should you wish to schedule a time to discuss the proposed redevelopment at any point during the Council's review.

Jtab

Jahantab A. Siddiqui
Deputy Chief of Staff
Howard County Government
410-313-4308 (office)
410-227-0590 (cell)

From: Siddiqui, Jahantab
Sent: Thursday, May 25, 2017 1:00 PM
To: Ball, Calvin B <cball@howardcountymd.gov>; Weinstein, Jon <jweinstein@howardcountymd.gov>; Fox, Greg <gfox@howardcountymd.gov>; Sigaty, Mary Kay <mksigaty@howardcountymd.gov>; Terrasa, Jen

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Subject: RE: Long Reach Village Center redevelopment

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Attached are the resolutions related to the Long Reach Village Center redevelopment that we will be pre-filing this afternoon. Please let us know if you would like to cosponsor. We had hoped to get this to you earlier this morning but were delayed due to the email lock-outs.

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From: Siddiqui, Jahantab

Sent: Monday, May 22, 2017 2:10 PM

To: Ball, Calvin B <cball@howardcountymd.gov>; Pruum, Kimberly <kpruum@howardcountymd.gov>

Cc: Wilson, B Diane <BDWilson@howardcountymd.gov>; Sager, Jennifer <jsager@howardcountymd.gov>; Feldmark, Jessica <jfeldmark@howardcountymd.gov>; Weinstein, Jon <jweinstein@howardcountymd.gov>; Fox, Greg <gfox@howardcountymd.gov>; Sigaty, Mary Kay <mksigaty@howardcountymd.gov>; Terrasa, Jen <jterrasa@howardcountymd.gov>

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The developer and the community are relying on the County to not delay this redevelopment. The members of the RFP review committee devoted many hours over a short period of time to ensure that we completed the review in time for Planning Board and County Council approvals. The Long Reach Village Board and the Planning Board, after a comprehensive review of the plans, voted last week to provide unanimous support and all testimony submitted to the Planning Board was in favor of this proposal. At the May 2, community meeting, all comments and questions about the proposal were also supportive of these future plans. During the council's review, you will likely hear similar testimony. We hope that you will consider cosponsoring the legislation to advance the redevelopment, however, regardless of that decision, we hope that you will not encourage delay of the Council's review of the proposal.

Thank you for looping in Jon and Jessica. I have included other Council members as well so that they are aware of the significance of the timing of this legislation.

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Cc: Wilson, B Diane <BDWilson@howardcountymd.gov>; Sager, Jennifer <jsager@howardcountymd.gov>; Feldmark, Jessica <jfeldmark@howardcountymd.gov>; Weinstein, Jon <jweinstein@howardcountymd.gov>
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I'd request you not file this week to:
Allow us to focus on the budget;
Get passed commencement season;
Give us all time to meet with the development team prior to filing;
Let me review the draft legislation and press release.

We all want to see progress in the Long Reach Village Center, few more than I. However, I want it done right and not to be rushed in these final months. I'm copying Jon and Jessica too, as they will be working together to manage the Council agenda.

Thank you for reaching out and your consideration.

Calvin

----- Original message -----

From: "Siddiqui, Jahantab" <jsiddiqui@howardcountymd.gov>

Date: 5/19/17 12:33 PM (GMT-05:00)

To: "Ball, Calvin B" <cball@howardcountymd.gov>, "Pruim, Kimberly" <kpruim@howardcountymd.gov>

Cc: "Wilson, B Diane" <BDWilson@howardcountymd.gov>, "Sager, Jennifer" <jsager@howardcountymd.gov>

Subject: FW: Long Reach Village Center redevelopment

Dr. Ball,

The County Executive requested that we reach out to you to ask if you'd like to cosponsor the legislation for the Long Reach Village Center redevelopment. It would be another opportunity to demonstrate the joint commitment that has been a central element in this process. We intend to issue a press release this afternoon announcing the Planning Board approval and if you'd like, we can include that you'll be cosponsoring the legislation in that release.

Or if you'd rather take a few days to make your decision, we would just need to know prior to the pre-file time on Thursday, May 25.

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From: Siddiqui, Jahantab

Sent: Friday, May 19, 2017 12:24 PM

To: Weinstein, Jon <jweinstein@howardcountymd.gov>; Ball, Calvin B <cball@howardcountymd.gov>; Sigaty, Mary Kay <mksigaty@howardcountymd.gov>; Terrasa, Jen <jterrasa@howardcountymd.gov>; Fox, Greg <gfox@howardcountymd.gov>; Feldmark, Jessica <jfeldmark@howardcountymd.gov>

Cc: Gowan, Amy <agowan@howardcountymd.gov>; Lazdins, Valdis <vlazdins@howardcountymd.gov>; Wilson, B Diane <BDWilson@howardcountymd.gov>; Kittleman, Allan <AKittleman@howardcountymd.gov>; Robbins, Lonnie <lrobbins@howardcountymd.gov>

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From: Siddiqui, Jahantab

Sent: Wednesday, April 26, 2017 1:50 PM

To: Weinstein, Jon <jweinstein@howardcountymd.gov>; Ball, Calvin B <cball@howardcountymd.gov>; Sigaty, Mary Kay <mksigaty@howardcountymd.gov>; Terrasa, Jen <jterrasa@howardcountymd.gov>; Fox, Greg <gfox@howardcountymd.gov>; Feldmark, Jessica <jfeldmark@howardcountymd.gov>

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Subject: Long Reach Village Center redevelopment

Council Chair Weinstein and Councilmembers,

Please see the attached letter from County Executive Kittleman regarding the preferred development proposal for the Long Reach Village Center. The back-up related to this submission is available on DropBox electronically. Should you or any of your colleagues like a hard copy of the entire packet, please let us know. I have also attached to this e-mail the recommendation from the RFP Evaluation Committee. We are planning a public announcement of the redevelopment proposal (and development team) with the RFP evaluation committee and Councilman Ball on Tuesday, May 2nd, 5:30pm at the Long Reach Village Center. You are welcome to join us for this announcement as well.

Dropbox link: <https://www.dropbox.com/sh/1opxlolgb9g3jtr/AACK4qWJy6YLzCNjITv527L7a?dl=0>

Please do not hesitate to contact me with any questions or if you'd like to discuss the proposal.

Jtab

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Feldmark, Jessica

From: Siddiqui, Jahantab
Sent: Saturday, June 24, 2017 8:16 AM
To: Ball, Calvin B; Weinstein, Jon; Fox, Greg; Sigaty, Mary Kay; Terrasa, Jen
Cc: Wilson, B Diane; Sager, Jennifer; Feldmark, Jessica; Gowan, Amy; Lazdins, Valdis; Kuc, Gary
Subject: Re: Long Reach Village Center redevelopment

Councilmembers,

At the June 19 public hearing, a question was raised concerning why approval of the project and disposition of the property were not being done in conjunction with the zoning changes that would need to occur or after relevant approvals were in place for the redevelopment project. There are several different reasons for this – some legal and others because of the community and the Administration’s desire to see the realization of the community’s vision for the Village Center as quickly as possible.

1. Even if the two processes could be done simultaneously, the result would delay the execution of the purchase and sale agreement until the sale is approved (either at re-zoning or entitlement). Without a purchase and sale agreement, Orchard is not obligated to perform, nor can we hold them to any development milestones. This shifts significant risk to the county- should the developer not receive certain approvals or decide to walk away because a certain change or approval they sought is not approved
2. Maintaining County ownership of the LRVC would require the County to be the petitioner for the Major Village Center Redevelopment process. This poses a number of issues:
 - i. Any plan review documents or rezoning requests would be submitted by the county as the petitioner and reviewed/evaluated by DPZ and other County Departments. While this may be appropriate for a public works project, this will be a private development and not a public use. The county acting as the petitioner, regulator/reviewer, and ultimate approver creates a perceived (and potential) conflict.
 - ii. There are considerable planning and designs cost related to the Village Center Redevelopment process that would be shifted to the county if the developer is not under contract.
 - iii. Required community workshops and meetings would be the responsibility of the county as the petitioner and property owner with no developer obligation to participate.
3. Not having a purchase and sales agreement in place would delay the due diligence process for the developer; so even with all approvals in place, the developer would have the ability to walk away prior to performing any redevelopment work on the property, putting the County and the community back to Square 1 for urban renewal
4. In response to legal advice on the issue of contract zoning, the Administration is being careful to avoid creating any apparent or potential links between zoning changes and the sale of the property; a claim if raised could set the redevelopment of the property back.

5. The transfer of ownership will enable a private company with experience in owning commercial and retail property the ability to manage the Village Center more effectively. Owning and operating a commercial center is not a typical government function and therefore the county is not best suited to perform that role. We do not have the expertise necessary to operate it, nor address the current blight conditions.
6. Orchard has committed to expediting the Village Green in 2018 to allow quicker community use of the Village Center. This would be delayed should the County continue to maintain ownership, further contributing to the decline of the Village Center.

Again, please let us know if you have any questions.

Jtab

On Jun 21, 2017, at 12:45 PM, Siddiqui, Jahantab <jsiddiqui@howardcountymd.gov> wrote:

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Jessica <jfeldmark@howardcountymd.gov<<mailto:jfeldmark@howardcountymd.gov>>>;
Weinstein, Jon <jweinstein@howardcountymd.gov<<mailto:jweinstein@howardcountymd.gov>>>
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Allan <AKittleman@howardcountymd.gov<<mailto:AKittleman@howardcountymd.gov>>>;
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Please see the attached letter from County Executive Kittleman regarding the preferred development proposal for the Long Reach Village Center. The back-up related to this submission is available on DropBox electronically. Should you or any of your colleagues like a hard copy of the entire packet, please let us know. I have also attached to this e-mail the recommendation from the RFP Evaluation Committee. We are planning a public announcement of the redevelopment proposal (and development team) with the RFP evaluation committee and Councilman Ball on Tuesday, May 2nd, 5:30pm at the Long Reach Village Center. You are welcome to join us for this announcement as well.

Dropbox link:

<https://www.dropbox.com/sh/1opxlolgb9g3jtr/AACK4qWJy6YLzCNjlTv527L7a?dl=0>

Please do not hesitate to contact me with any questions or if you'd like to discuss the proposal.

Jtab

Jahantab A. Siddiqui
Deputy Chief of Staff
Howard County Government
410-313-4308 (office)
410-227-0590 (cell)

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